

APPENDIX P

FEDERAL AGENCY COASTAL ZONE MANAGEMENT ACT (CZMA) CONSISTENCY DETERMINATION

FEDERAL AGENCY COASTAL ZONE MANAGEMENT ACT (CZMA) CONSISTENCY DETERMINATION

INTRODUCTION

This document provides the State of Florida with the U.S. Air Force's Consistency Determination under CZMA Section 307 and 15 C.F.R. Part 930 sub-part C. The information in this Consistency Determination is provided pursuant to 15 C.F.R. Section 930.39. Pursuant to Section 307 of the Coastal Zone Management Act, 16 U.S.C. § 1456, as amended, its implementing regulations at 15 C.F.R. Part 930, this is a Federal Consistency Determination for activities described within The Military Family Housing (MFH) Demolition, Construction, Renovation, and Leasing (DCR&L) Program, Hurlburt Field, Eglin AFB, Florida, Chapter 2 of the Environmental Impact Statement (EIS).

Proposed Federal Agency Action

To implement the DCR&L program, the Air Force would convey 2,739 housing units distributed among several parcels of land located on Eglin and Hurlburt, including infrastructure and utilities, to a private real estate development and property management company. Of the 2,739 units, the developer would demolish a minimum of 2,590 existing dwellings, renovate two units in place, and accept the Air Force's conveyance of 138 existing units "as is." The private developer would construct 2,015 new units in phases and return five historic units located at Georgia Avenue on Eglin AFB to the Air Force for adaptive reuse for purposes other than residential housing (e.g., offices, meeting places, etc.) once replacement units are constructed. At completion of the project a total of 2,155 units would be owned and operated by a private developer on behalf of Eglin and Hurlburt Field. Four additional units at Camp Pinchot, contributing buildings to a historic district listed on the National Register of Historic Places (National Register), would either be demolished or adaptively reused for purposes other than housing, depending on the Air Force's decision on which alternative it implements.

The exact number of units proposed for demolition by a private developer is dependent on the disposition of the four Camp Pinchot historic units that are contributing elements to the Camp Pinchot Historic District. These units are not individually eligible for listing to the National Register. The Air Force is evaluating alternatives involving the demolition or adaptive reuse of the four Camp Pinchot historic buildings and the location and distribution of the newly constructed units constructed within the Eglin Reservation as part of the EIS. All demolition and construction activities would occur on Eglin AFB (Air Force owned) property.

Federal Consistency Review

Statutes addressed as part of the Florida Coastal Zone Management Program consistency review and considered in the analysis of the proposed action are discussed in the following table. Pursuant to 15 C.F.R. § 930.41, the Florida State Clearinghouse has 60 days from receipt of this document in which to concur with or object to this Consistency Determination, or to request an extension, in writing, under 15 C.F.R. § 930.41(b). Florida's concurrence will be presumed if Eglin AFB does not receive its response on the sixtieth day from receipt of this determination.

| FLORIDA COASTAL MANAGEMENT PROGRAM CONSISTENCY REVIEW | | |
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| Statute | Consistency | Scope |
| Chapter 161 <i>Beach and Shore Preservation</i> | <p>The proposed project would not adversely effect beach and shore management, specifically as it pertains to:</p> <ul style="list-style-type: none"> -The Coastal Construction Permit Program. -The Coastal Construction Control Line (CCCL) Permit Program. -The Coastal Zone Protection Program. | Authorizes the Bureau of Beaches and Coastal Systems within DEP to regulate construction on or seaward of the states' beaches. |
| Chapter 163, Part II <i>Growth Policy; County and Municipal Planning; Land Development Regulation</i> | <p>The West Florida Regional Planning Council will be provided the opportunity to review the EIS. The Okaloosa County Comprehensive Plan requires the compatibility of proposed projects with adjacent land uses, buildings, structures, and developments and with the surrounding neighborhood. According to the Plan, compatibility would be achieved through the following measures:</p> <ul style="list-style-type: none"> • Ensuring that new residential development is consistent with the predominant housing type in the surrounding neighborhood; • Ensuring that structures for residential and non-residential development are consistent with the predominant features of the surrounding neighborhood as defined by building orientation, building setbacks, building heights, and general building style or type; • Maintaining and/or complementing the fundamental development pattern of the surrounding neighborhood by proposed development, considering lot area, lot dimensions, and lot configuration, as well as the pattern and spacing of lots and buildings. • In addition, local neighborhoods may have their own restrictive housing covenants. | Requires local governments to prepare, adopt, and implement comprehensive plans that encourage the most appropriate use of land and natural resources in a manner consistent with the public interest. |
| Chapter 186 <i>State and Regional Planning</i> | State and regional agencies will be provided the opportunity to review EIS. The proposed action, which occurs primarily on federal property, conforms to the State Comprehensive Plan and associated translational plans, including the State Land Development Plan, the Florida Water Plan, and the Florida Transportation Plan, and strategic regional policy plans. | Details state-level planning requirements. Requires the development of special statewide plans governing water use, land development, and transportation. |

| FLORIDA COASTAL MANAGEMENT PROGRAM CONSISTENCY REVIEW | | |
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| Statute | Consistency | Scope |
| Chapter 252 <i>Emergency Management</i> | The proposed action would not increase the state's vulnerability to natural disasters. Emergency response and evacuation procedures would not be impacted by the proposed action. | Provides for planning and implementation of the state's response to, efforts to recover from, and the mitigation of natural and manmade disasters. |
| Chapter 253 <i>State Lands</i> | The construction of a boat dock at Soundside would require the issuance of a Works in the Water permit from the state of Florida and permission from the FDEP to use state submerged lands through an Environmental Resource Permit (ERP). | Addresses the state's administration of public lands and property of this state and provides direction regarding the acquisition, disposal, and management of all state lands. |
| Chapter 258 <i>State Parks and Preserves</i> Chapter 259 <i>Land Acquisition for Conservation or Recreation</i> Chapter 260 <i>Recreational Trails System</i> Chapter 375 <i>Multipurpose Outdoor Recreation; Land Acquisition, Management, and Conservation</i> | State parks, recreational areas, and aquatic preserves would not be affected by the proposed action. Construction would not occur within any aquatic preserves. Tourism and outdoor recreation would not be affected. Opportunities for recreation on state lands would not be affected. | Addresses administration and management of state parks and preserves (Chapter 258). Authorizes acquisition of environmentally endangered lands and outdoor recreation lands (Chapter 259). Authorizes acquisition of land to create a recreational trails system and to facilitate management of the system (Chapter 260). Develops comprehensive multipurpose outdoor recreation plan to document recreational supply and demand, describe current recreational opportunities, estimate need for additional recreational opportunities, and propose means to meet the identified needs (Chapter 375). |
| Chapter 267 <i>Historical Resources</i> | Potential impacts to cultural resources associated with demolition activities could occur under the Proposed Action. As demolition activities would occur at the same sites across all alternatives (with the exception of Camp Pinchot), potential impacts associated with demolition activities are addressed as commonalities. In the event that additional resources are inadvertently discovered during construction, all work at that location would be halted and the base cultural resources department (AAC/EMH) will be notified. Identified resources would be managed in compliance with Federal law and Air Force regulations. For development, most impacts to cultural resources are specific to the individual site. | Addresses management and preservation of the state's archaeological and historical resources. |

| FLORIDA COASTAL MANAGEMENT PROGRAM CONSISTENCY REVIEW | | |
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| Statute | Consistency | Scope |
| Chapter 267 <i>Historical Resources</i> <i>Cont'd</i> | <p>The exception to this is Native American traditional resources. Impacts to traditional resources are not expected under the Proposed Action or any of the alternatives. No traditional resources have been identified on base. Eglin AFB has initiated contact with interested Native American groups regarding this action.</p> <p>The State Historic Preservation Office will be provided the opportunity to review the EIS.</p> <p>Potential impacts to cultural resources are further addressed in Chapter 4, Section 4.5 of the EIS.</p> | Addresses management and preservation of the state's archaeological and historical resources. <i>Cont'd</i> |
| Chapter 288 <i>Commercial Development and Capital Improvements</i> | The proposed action would occur on federal property. The proposed action is not anticipated to have any effect on future business opportunities on state lands, or the promotion of tourism in the region. | Provides the framework for promoting and developing the general business, trade, and tourism components of the state economy. |
| Chapter 334 <i>Transportation Administration</i> Chapter 339 <i>Transportation Finance and Planning</i> | <p>The development of the proposed housing units will require construction of an internal road network (collector roads) and new intersections connecting the new housing sites with local highways (arterial road system). The local road system would be developed to meet all local requirements and standards, including obtaining the best possible alignment, grade, sight, distance, and drainage for new roads relative to the new development and associated terrain.</p> <p>Potential impacts from transportation are further addressed in Chapter 4, Section 4.2 of the EIS.</p> <p>The Florida Department of Transportation will be provided the opportunity to review the EIS.</p> | <p>Addresses the state's policy concerning transportation administration (Chapter 334).</p> <p>Addresses the finance and planning needs of the state's transportation system (Chapter 339).</p> |
| Chapter 370 <i>Saltwater Fisheries</i> | The proposed action would not have an effect on saltwater fisheries. Construction of the boat docks would avoid any submerged seagrasses. | Addresses management and protection of the state's saltwater fisheries. |
| Chapter 372 <i>Wildlife</i> | <p>The proposed action is not anticipated to have an effect on wildlife resources of the state.</p> <p>There are no known sensitive habitats or sensitive species occurring in the vicinity of the Hurlburt Field activities or the Camp Rudder demolition. Boat dock construction at Soundside would avoid any seagrass beds. Therefore, there will be no impacts to sensitive habitats or species resulting from the proposed activities there.</p> | Addresses the management of the wildlife resources of the state. |

| FLORIDA COASTAL MANAGEMENT PROGRAM CONSISTENCY REVIEW | | |
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| Statute | Consistency | Scope |
| Chapter 372 <i>Wildlife Cont'd</i> | <p>Land clearing may have a localized effect on native wildlife species (e.g., squirrels, raccoons, rabbits, etc.). However, these species would either move to another location or remain within the area and utilize remaining foliage for habitat. The proposed density of the housing developments at each of the alternative locations (a maximum of 3 acres) would provide sufficient land area for some species to remain. In addition, these areas represent only a small percentage of the total land area Eglin maintains. No significant impacts to wildlife would occur under any of the alternatives.</p> <p>The following Best Management Practices (BMPs) would be initiated in implementation of the proposed action:</p> <p><u>BMPs for Wildlife</u></p> <p>Natural areas within the alternative locations would be maintained to the extent practicable to allow foraging habitat for native species.</p> <p><u>BMPs for Sensitive Species</u></p> <p>Threatened and endangered species surveys would be conducted prior to action implementation to ensure that no sensitive species have moved into the area.</p> <p><u>BMPs for Submerged Aquatic Vegetation (SAVs)/Seagrasses</u></p> <p>Proposed boat docks would be located in areas that exhibit a sandy bottom that do not support submerged aquatic vegetation, or seagrasses.</p> <p>Potential impacts to wildlife resources are further addressed in Chapter 4, Section 4.6 of the EIS.</p> | <p>Addresses the management of the wildlife resources of the state.</p> <p><i>Cont'd</i></p> |
| Chapter 373 <i>Water Resources</i> | <p>The proposed action does not occur near any wetlands or floodplains. Analyses were done to estimate the current and projected amounts of impervious surface and the predicted increase in storm water runoff at each alternative site. Details on the analyses are provided in Appendix J. Best Management Practices (BMPs) to alleviate potential impacts to water resources from housing and boat dock construction and operation are provided in Chapter 4, Section 4.7 (Commonalities) of the EIS.</p> | <p>Addresses the state's policy concerning water resources.</p> |

| FLORIDA COASTAL MANAGEMENT PROGRAM CONSISTENCY REVIEW | | |
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| Statute | Consistency | Scope |
| <p>Chapter 373 <i>Water Resources Cont'd</i></p> | <p>Prior to construction of the boat docks, it would be necessary to obtain a Works in the Water of Florida permit per F.A.C. Rule 62-312, as well as obtain written authorization from FDEP to use the State's submerged lands.</p> <p>Coordination with the Environmental Engineering Branch of the Environmental Management Directorate of Eglin (AAC/EMCE) for structural, irrigation, backflow preventer, and storm water designs to ensure compliance and to determine the requirements for permitting under these projects is required prior to the implementation of the proposed action. A storm water permit under 62-621 F.A.C. will be required prior to construction.</p> <p>Construction activities must be performed in compliance with 62-550 F.A.C., 62-55 F.A.C., 62-604 F.A.C., American Water Works Association (AWWA) Standards, Ten State Standards, and Water Management District laws and permits.</p> <p>All potential impacts to water resources from C&D activities are further addressed in Chapter 4, Section 4.7 of the EIS.</p> | <p>Addresses the state's policy concerning water resources. <i>Cont'd</i></p> |
| <p>Chapter 376 <i>Pollutant Discharge Prevention and Removal</i></p> | <p>Any demolition or construction area larger than one acre will require a National Pollutant Discharge Elimination System (NPDES) General Permit under 40 CFR 122.26(b)(14)(x). A storm water pollution prevention plan would also be required under the NPDES permit before beginning construction activities.</p> <p><i>ERP Sites</i></p> <p>No active environmental restoration program (ERP) sites are located within the existing MFH areas. Should any unusual odor or soil or groundwater coloring is encountered during activities, AAC/EMR or Hurlburt Environmental Management would be contacted immediately.</p> <p><i>Storage Tanks</i></p> <p>Both above ground storage tanks (AST) and underground storage tanks (UST) are located within or adjacent to existing MFH sites. Coordination with AAC/EMCP and Hurlburt Environmental Management and avoidance of these tank areas prior to construction and demolition activities would negate impacts from disturbance of storage tanks.</p> | <p>Regulates transfer, storage, and transportation of pollutants, and cleanup of pollutant discharges.</p> |

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| Statute | Consistency | Scope |
| Chapter 376 <i>Pollutant Discharge Prevention and Removal Cont'd</i> | <p><u>Asbestos</u></p> <p>MFH units at Eglin are suspected of, or have been identified as, having some asbestos-containing building material (ACBM). At Hurlburt Field, several units from Soundside Manor, Pine Shadows, and Live Oak Terrace, confirmed the presence of ACBM. AFI 32-1052, Facilities Asbestos Management, requires that when safety and budgetary consideration permit, complete removal of asbestos containing material should be included in military construction program facility projects. A certified contractor must be used when removing asbestos containing building materials, and personnel must adhere to established procedures set forth for the safe handling and transport of these materials as outlined later in this section. With management requirements met, there are no anticipated long term or significant impacts resulting from asbestos contamination from demolition of buildings listed in Section 3.10. New units constructed will not have ACBM.</p> <p><u>Lead-Based Paint</u></p> <p>Lead-based paint materials were found in all buildings in the MFH units except those located at Poquito Bayou and Camp Rudder. Hurlburt Field also documents the presence of lead-based paint materials. Each installation's Environmental Management Office would review all construction project programming documents, designs, and contracts. Projects requiring alteration or demolition of an existing housing structure trigger the requirement for LBP surveys. Project designs would stipulate appropriate abatement and disposal requirements for LBP. LBP containing materials do not have to be treated as hazardous waste as long as these materials are not removed from a structure prior to demolition, and the TCLP (Toxicity Characteristic Leaching Procedure) of 5.0 mg/l is not exceeded. New units constructed would not contain lead-based paint.</p> <p><u>Polychlorinated Biphenyls (PCBs)</u></p> <p>All PCB-containing electric transformers in MFH areas have been removed and replaced with PCB-free units. PCBs may be contained within the ballasts of older fluorescent light fixtures that are installed in MFH residences.</p> | Regulates transfer, storage, and transportation of pollutants, and cleanup of pollutant discharges. <i>Cont'd</i> |

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| Statute | Consistency | Scope |
| Chapter 376 <i>Pollutant Discharge Prevention and Removal</i> <i>Cont'd</i> | <p>The installations master specification instructs housing contractors to properly dispose of all hazardous materials, including fluorescent light ballasts, in accordance with Title 40 Code of Federal Regulations, Part 261, (40 CFR 261) or Florida Department of Environmental Protection (FDEP) requirements.</p> <p>Chapter 4, Section 4.10 of the EIS addresses in detail all potential impacts from the presence of ERP sites, storage tanks, PCBs, asbestos and lead-based paint.</p> | Regulates transfer, storage, and transportation of pollutants, and cleanup of pollutant discharges. <i>Cont'd</i> |
| Chapter 377 <i>Energy Resources</i> | <p>The proposed action would require the construction and demolition of utility infrastructures.</p> <p>Demolition of the 2,590 units will require coordination with all utility providers to ensure that all utilities are turned off prior to demolition activities. Coordination with utility providers is necessary to identify the exact location of utility lines prior to ground disturbing activities associated with both demolition and construction.</p> <p>For areas with existing gas and electric utility lines, such as Soundside Manor, the Plew areas, and Wherry/Capehart, electric and gas utilities for newly constructed units would tie into these lines. Areas without existing lines, such as Camp Pinchot, would require the installation of new lines. These would be established through coordination with Gulf Power and Okaloosa County Gas District. All utility lines installed as part of the Proposed Action would be underground.</p> <p>There would be a reduction in the total number of units at the Soundside location and at Hurlburt as a whole, equating to a reduction in utility usage. Additionally, existing utility connections are available at the Soundside location. For Hurlburt, there would actually be a beneficial impact to the base's potable water and wastewater systems, as removal of 315 housing units would free up capacity for these systems.</p> <p>Coordination with OCWS, Gulf Power, Okaloosa Natural Gas, and base utilities is required to identify buried utility lines prior to ground disturbing activities.</p> | Addresses regulation, planning, and development of energy resources of the state. |

| FLORIDA COASTAL MANAGEMENT PROGRAM CONSISTENCY REVIEW | | |
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| Statute | Consistency | Scope |
| Chapter 377 <i>Energy Resources Cont'd</i> | <p>An FDEP <i>Notification/Application for Constructing a Domestic Wastewater Collection/Transmission System</i> is required to establish new wastewater transmission systems.</p> <p>Impacts from the increase/decrease in utilities are further addressed in Chapter 4, Section 4.4 of the EIS.</p> | Addresses regulation, planning, and development of energy resources of the state. <i>Cont'd</i> |
| Chapter 380 <i>Land and Water Management</i> | The proposed action would occur on federally owned lands. Under the proposed action, development of state lands with regional (i.e. more than one county) impacts would not occur. Areas of Critical State Concern or areas with approved state resource management plans such as the Northwest Florida Coast would not be affected. Changes to coastal infrastructure such as bridge construction, capacity increases of existing coastal infrastructure, or use of state funds for infrastructure planning, designing or construction would not occur. | Establishes land and water management policies to guide and coordinate local decisions relating to growth and development. |
| Chapter 381 <i>Public Health, General Provisions</i> | The proposed action would not affect the state's policy concerning the public health system. | Establishes public policy concerning the state's public health system. |
| Chapter 388 <i>Mosquito Control</i> | The proposed action would not affect mosquito control efforts. | Addresses mosquito control efforts in the state. |
| Chapter 403 <i>Environmental Control</i> | <p>The individual pollutant emissions from the project will not exceed 10 percent of the total Okaloosa County emissions for each corresponding pollutant as represented in the USEPA 1999 NEI (National Emissions Inventory) (USEPA NEI). Based on the established baseline (Ch. 3), no significant adverse impacts to air quality associated with demolition or construction activities have been identified through analysis. However in accordance with Rule 62-296.320 (4)(c) F.A.C., reasonable precautions will be taken to reduce fugitive emissions of particulate matter as identified under the commonalities section. Air quality issues are further addressed in Chapter 4, Section 4.9 of the EIS.</p> <p>The proposed MFH units would be constructed following normal residential construction, which would limit the use, to the extent possible, of hazardous materials. Petroleum, oil, and lubricant (POL) products may be used for construction equipment.</p> | Establishes public policy concerning environmental control in the state. |

| FLORIDA COASTAL MANAGEMENT PROGRAM CONSISTENCY REVIEW | | |
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| Statute | Consistency | Scope |
| Chapter 403 <i>Environmental Control</i> <i>Cont'd</i> | <p>These materials would be stored in the proper containers, and secondary containment would be used to prevent the spread of accidental spills.</p> <p>Routine household hazardous wastes, including batteries, fluorescent bulbs, pesticides, paint/paint cans, and pool chemicals and used oil or other lubricants may be generated in Eglin AFB and Hurlburt Field MFH areas. Both installations provide guidance information on proper disposal of household hazardous waste and encourage MFH residents to take their wastes to on-base/off base collection centers for recycling and disposal. Used oil, filters, and greases may be disposed of at the Eglin AFB and Hurlburt Field Automotive Skills Development Centers. Other residential hazardous wastes may be turned in at the South County Road Department, located on Ready Avenue in Fort Walton Beach. Okaloosa County's Mobile Household Hazardous Waste Collection Center also provides a convenient, on-charge service to residents for the disposal of hazardous household wastes.</p> <p>Hazardous materials and hazardous waste are further discussed in Chapter 4, Section 4.10 of the EIS.</p> <p>Materials such as wood and scrap metal and wiring need to be disposed of at a Class III landfill (construction and demolition [C&D] debris and yard waste) designated for this type of material. Increases in the amounts of C & D debris to the county wide Class III landfills should not result in the landfills' exceeding of their capacities. In addition, any cut vegetation must not be put into the solid waste stream (dumpsters or roll-offs) but taken to the wood yard on Eglin Main or to the closed Wright Landfill for mulching and soil stabilization. C & D waste would be recycled, especially wood and scrap metal/wiring, to the maximum extent possible. C&D debris from MFH activities is not expected to create constraints to area landfills. Coordination of contractors with all local county and private landfill operators prior to demolition or construction will minimize any potential impacts associated with disposal of demolition and construction debris. Solid waste is further addressed in Chapter 4, Section 4.11 of the EIS.</p> | Establishes public policy concerning environmental control in the state. <i>Cont'd</i> |

| FLORIDA COASTAL MANAGEMENT PROGRAM CONSISTENCY REVIEW | | |
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| Statute | Consistency | Scope |
| Chapter 582 <i>Soil and Water Conservation</i> | The proposed action would have an affect on soils. Best management practices as outlined in Chapter 4, Section 4.8 and Appendix K, Soils, would be applied to minimize erosion and storm water run-off, and to regulate sediment control. | Provides for the control and prevention of soil erosion. |

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